

Woodridge Townhomes of Boulder
Board Meeting
May 3, 2021

MINUTES

Board members present: Donna Seaman, Ryan Colby, Conor Parlo-Simon, Noah Duncan and Mike Holm. A quorum is present.

Owners present: Bryan Aldres

Helen Cartwright represented Creekside Community Association Management.

The Meeting was held online and called to order at 6:36 pm.

Approval of Agenda:

Donna moved to approve the agenda. Conor seconded the motion, which passed unanimously.

Approval of Minutes:

Donna moved to approve the minutes of the February 22, 2021 meeting. Conor seconded the motion, which passed unanimously.

Financial Statements:

At the end of March 2021, we have \$4,693.07 in the checking account and \$136,570.15 in reserve savings, which includes \$12,986.28 in the investment account.

Income is slightly under budget for the year to date. All expenses are normal and within budget with the exception of snow removal which is high. No owners are over 30 days past due on their accounts.

Conor moved to approve the March 2021 financial statements. Donna seconded the motion, which passed unanimously.

We will discuss the strategy for the invested funds at the next board meeting.

Old Business:

Downspout / Extender repairs: Gutter It have completed some repairs and have installed new concrete blocks for the downspout extenders. There are some more repairs needed for extenders that go under the sidewalks in front of the garages.

Roof vents: Van Lier Roofing inspected some rusty vents. They are bathroom vents which have a lot of moisture. They are fully functional.

Parking blocks: These have now been correctly installed

Concrete repairs: Donna, Conor & Helen reviewed the proposal with Jeremy from Front Range Asphalt Maintenance. He will provide a revised estimate, which can be approved by email.

New Business:

Replacing junipers on East boundary: This was tabled until the next board meeting.

Staining East fence: We have a bid from Kal's painting to stain the east fence, as well as the Valmont fence. Helen will get a comparison bid for this work. The east fence needs some repairs, which should be done by the neighboring HOA whose fence it is.

Grounds maintenance: Helen will discuss with Green Spaces their use of blowers, which can go on for several hours.

Board members: Mike & Katie are selling their townhome, so Mike is resigning from the board. Mike moved to appoint Bryan Alders to the board. Conor seconded the motion, which passed unanimously. Donna nominated Conor to be the new President. Noah seconded the motion, which passed unanimously. Everyone thanked Mike for his contributions to the board and wished he & Katie well with their move.

Architectural Applications: Fay Low at 3086 submitted a retroactive application for an addition she made to the patio fence. Donna moved to approve the application. Conor seconded the motion, which passed unanimously. Noah & Anna at 3084 requested approval for a gate on their patio fence. Connor moved to approve this. Donna seconded the motion which passed unanimously.

Homeowners Concerns / Other Business:

John Allison, 3006, requested that the woodpecker deterrents are removed from the side of his home. The board decided to leave the streamers in place.

The tenant at 3037 has requested a larger size trash can than is provided with the HOA contract. If the owner agrees to pay the extra charge this can be added to the service.

Conor moved to approve the Northern Colorado Pest & Wildlife proposal to add roof vent guards to all the roofs to prevent squirrels getting into attics. Bryan seconded the motion, which passed unanimously.

The chimneys will be inspected in June. Owners will be responsible for cleaning their chimney if required.

Next Meeting Date:

The next board meeting will be at 6:30 pm on Monday July 12, 2021.

The annual meeting will be at 6:30 pm on Wednesday August 18, 2021.

The meeting was adjourned at 7:27 pm.